

**BRECKLAND COUNCIL**

**At a Meeting of the**

**PLANNING COMMITTEE**

**Held on Tuesday, 1 August 2023 at 10.00 am in  
The Breckland Conference Centre, Anglia Room, Elizabeth House, Walpole Loke,  
Dereham, NR19 1EE**

**PRESENT**

Cllr Nigel Wilkin (Chairman)	Cllr Taila Taylor
Cllr Peter Wilkinson (Vice-Chairman)	Cllr Harry Clarke
Cllr Judy Anscombe	Cllr Chris Harvey
Cllr Gordon Bambridge	Cllr Keith Gilbert (Substitute Member)
Cllr Robert Kybird	Cllr Samantha Taylor (Substitute Member)
Cllr Paul Plummer	

**Also Present**

Cllr Philip Cowen (Ward Representative)	Cllr Alison Webb (Ward Representative)
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**In Attendance**

Michael Horn	Solicitor to the Council
Rebecca Collins	Head of Development Management
Andrew D'Arcy	Planning Policy Manager
Barbara Greengrass	Principal Development Management Planner
Naomi Minto	Development Management Planner
Rebecca Harris	Technical Support Officer
Julie Britton	Democratic Services Officer

**57/23 MINUTES**

The Minutes of the meeting held on 4 July 2023 were agreed as a correct record and signed by the Chairman subject to additional wording being added to the following decision highlighted in italics below:

Minute No. 54/23 (a): Banham: Land to the north-east and south-west of Greyhound Lane: Reference: 3PL/2022/0247/F

**DECISION:** Members voted 6 x 4 in support of the Officer's recommendation of approval subject to:

1. the conditions as listed in the report; *any amendments be delegated to the Planning Manager*; and.
2. the completion of a S106 Agreement, to secure the planning obligations as listed in the application report, including a satisfactory financial contribution towards GIRAMs.

**58/23 APOLOGIES & SUBSTITUTES**

Apologies for absence were received from Councillors Atterwill and Kiddle-Morris. Substitutes in attendance were Councillors Gilbert and Samantha Taylor.

**Action By**

**59/23 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED**

None.

**60/23 CHAIRMAN'S ANNOUNCEMENTS**

None.

**61/23 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA**

None.

**62/23 URGENT BUSINESS**

None.

**63/23 LOCAL PLAN UPDATE (STANDING ITEM)**

Andy D'Arcy, the Planning Policy Manager provided Members with a Local Plan update.

Members were informed that the final Inspector's report in terms of the partial update of the Local Plan that referred to Policy INF03 was still awaited. Once received and agreed a report would be taken to Full Council for approval that would formally change the Local Plan in respect of that Policy.

In terms of the full update, the Planning Policy Team was currently logging and assessing the 500 sites received under the Calls for Sites both for development and designation for local green space and was also logging and looking at the many responses received in respect of the Issues and Options consultation that closed in May 2023.

As part of this full update, a range of evidence base had been commissioned covering issues around housing needs, gypsy and traveller accommodation, strategic flood risk assessment and water cycle study integrated assessment.

The Design Guide was progressing and had almost reached a draft stage and would go out for consultation in the autumn of this year. A suite of both Member and community engagement meetings and events were being arranged to take place in late summer early autumn starting with a meeting with all District Councillors immediately after the next Planning Committee meeting at the end of August 2023. Invitations would follow in due course.

Councillor Bambridge had an interest in this whole issue in terms of a particular site and pointed out that there was 40+ villagers who were looking forward to having a meeting where they could take part and asked if a date could be set fairly early on.

The Planning Policy Manager stated that the dates for these events for all District, Parish & Town Councillors and the wider community were in the midst of being finalised so there would be an opportunity for all to attend and the dates would be distributed as soon as they had been agreed.

Councillor Clarke referred to the assessment of 500 sites and if the green spaces would form part of the consultation process and be discussed with individual parish councils. He asked the Planning Policy Manager to outline the approach being taken and where that fitted in with Breckland Bridge.

Members were informed that there would be a uniform approach based on the guidance as set out in the National Planning Policy Framework (NPPF) and there would be ample opportunity for discussion around whether a site was suitable to be designated as open green space.

Councillor Kybird mentioned that the Design Guide consultation was open until 4 August 2023.

#### **64/23 BROWNFIELD LAND REGISTER UPDATE**

The Planning Policy Manager presented the report.

It was a requirement for local planning authorities to prepare and maintain a register of previously developed brownfield sites within their district as defined under the NPPF. The register formed two parts, part one was brownfield land that was capable of delivering at least 5 dwellings and a site that was suitable in Policy terms. The tests of suitability, availability and achievability could be found under section 1.2 of the report.

Part 2 of a brownfield land register was a subset of Part 1 and comprised only those sites in Part 1 that the local planning authority had decided would be suitable for a grant of permission in principle for residential development.

The report had been updated to remove sites from the previous register that had since come forward and were already under construction due to planning permission being previously granted, and to assess any new sites proposed for inclusion on the register.

Since the publication of the last register, one new site had been proposed in Mattishall as could be seen in Appendix C to this report, but this had been considered unsuitable in view that its development would be contrary to current Local Plan policies. However, Mattishall Parish Council was currently updating its Neighbourhood Plan and this site could be promoted through that process.

Councillor Clarke asked if all brownfield sites that were considered suitable for development came to fruition how many dwellings would that bring about.

The Planning Policy Manager said that he did not have that information to hand but would report back to the next Planning Committee meeting.

**RESOLVED** that:

- a) the revised Brownfield Land Register (BLR) be placed on the Council's website;
- b) the individual recommendations regarding each of the sites on the revised Brownfield Land Register be agreed; and
- c) delegate powers be given to the Deputy Chief Executive to amend/remove sites on the Brownfield Land Register where they no longer meet the criteria set out in the regulations.

#### **65/235 YEAR HOUSING SUPPLY REPORT (MARCH 2023)**

The Planning Policy Manager presented the report.

**Action By**

The report contained the annual update of this Council's 5-year housing land supply which was a requirement under the NPPF.

The full assessment could be found at Appendix A of the report.

The purpose of the Statement was a means to demonstrate that the Council was meeting its housing development needs that was a key part of the NPPF to significantly increase the supply of housing.

The report had two main components the first was to calculate the requirement for this Council which was an annual figure of 612 dwellings per year. The shortfall that currently stood at 295 dwellings was then added to this figure which had been deemed a significant improvement since the second part of the Plan period in 2015. A 5% buffer was then added again in accordance with the NPPF that gave Breckland Council an annual requirement of 705 dwellings per year.

The process was then explained.

Members were asked to note that for the very first time, permanent caravan pitches would now be included as these formed an important contribution towards the housing needs in the district.

The Council continued to support suitable planning applications of which there were over 11,400 dwellings on major sites and 610 dwellings on minor sites with planning permission.

Following a recent appeal decision, this Council would no longer be including any allowance from major outline sites where there was no clear evidence that delivery would come forward.

The report also made reference to Nutrient Neutrality (NN). There were limited major sites within the 5-year housing land supply that would potentially be affected by this on-going issue except for in Dereham but notwithstanding this issue, it would still leave the Council in a strong position with a 5.6-year housing land supply.

Councillor Kybird asked if one of the caravan sites that had been subject to enforcement action had been resolved.

The Planning Policy Manager said that he would look into this and report back to Councillor Kybird.

**RESOLVED** that:

1. the content of the 5-year Housing Supply Statement be noted and agreed that it represents the current position of the Council; and
2. the use of the Report in Development Management decision making be agreed.

**66/23 DEFERRED APPLICATIONS**

- a) Roudham: Rory J Holbrook, Roudham Road: Reference: 3PL/2022/0013/F

New office building, relocation of informal vehicle parking, and removal of existing portacabin office building.

**Action By**

This application was deferred at the Planning Committee meeting on 13 December 2022 following concerns raised by Members in terms of parking spaces. Comments from Highways have now been received.

This application was considered in conjunction with Agenda item 10(b).

Consideration was given to the report presented by Barbara Greengrass, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Applicant: Rory Holbrook

**DECISION: Members voted unanimously in agreement with the Officer's recommendation of approval subject to the conditions as listed in the report.**

- b) Roudham/Larling: Rory J Holbrook, Roudham Road: Reference: 3PL/2022/0014/F

Erection of 6 workshops for use as repair, servicing and maintenance of haulage fleet and landscaping following demolition of existing workshop/depot (hangar).

This application was deferred at the Planning Committee meeting on 13 December 2022 following concerns raised by Members in terms of parking spaces. Comments from Highways have now been received.

This application was considered in conjunction with Agenda item 10(a).

Consideration was given to the report presented by Barbara Greengrass, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Applicant: Rory Holbrook

**DECISION: Members voted 9 x 1 in agreement with the Officer's recommendation of approval; subject to the conditions as listed in the report.**

**67/23 SCHEDULE OF PLANNING APPLICATIONS**

- a) Dereham: Land off Swanton Road: Reference: 3PL/2022/1050/D

Application for Approval of Reserved Matters for residential development of 216 dwellings, landscaping, open space, parking and discharge of Conditions 5, 6, 9, 10, 11, 13, 19, 20, 21, 26 & 29 following Outline approval on 3PL/2015/1487/O.

Consideration was given to the report presented by Rebecca Collins, Head of

**Action By**

Development Management.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative: Councillor Alison Webb

Applicant's Agent: Paul LeGrice (Abel Homes Ltd)

Dereham Town Council: Tony Needham (Clerk)

**DECISION: Members voted 8 x 0 in agreement with the Officer's recommendation of approval + 2 abstentions; subject to:**

1. the conditions as listed in the report;
2. the discharge of obligation clause B, 1, 1.1 of the Section 106 Agreement attached to the outline planning permission;
3. a signed Unilateral Undertaking in terms of GIRAMs; and
4. delegated authority be given to Officers in respect of the matter of Nutrient Neutrality to be resolved through appropriate assessment by Officers in consultation with Natural England.

b) Thompson:Land Adjacent to Farriers, Tottington Road: Reference: 3PL/2023/0177/D

Approval of Reserved Matters following Outline approval 3PL/2022/0016/O.

Consideration was given to the report presented by Naomi Minto, Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Ward Representative: Councillor Phil Cowen

Thompson Parish Council: Cllr Jean Kaye (Chairman)

**DECISION: Members voted 9 x 1 against the Officer's recommendation of approval.**

**Clarification was then provided to Members on the validity of reasons for refusal and the vote was retaken.**

**DECISION: Members then voted unanimously to approve the application; subject to:**

1. the conditions as listed in the report; and

2. the wording of condition 6 being changed (see below) and the drainage matter be brought back to a future Planning Committee meeting.

**Condition 6 to read – No works shall commence on site, as hereby permitted, unless or until a foul and surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

- c) Attleborough: Attleborough Sports Hall, Queens Square: Reference: 3PL/2023/0624/F

Single-storey extension to existing Sports Hall and refurbishment works to the existing hall and ancillary spaces. Creation of new vehicular and pedestrian accesses.

Consideration was given to the report presented by Rebecca Collins, Head of Development Management.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

Representations were made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings.

Applicant: Robert Moorhouse

Applicant's Agent: Mark Hutchings (Saunders Boston Ltd)

**DECISION: Members voted unanimously in agreement with the Officer's recommendation of approval; subject to the conditions as listed in the report.**

**68/23 APPLICATIONS DETERMINED BY THE DEPUTY CHIEF EXECUTIVE**

Noted.

**69/23 APPEALS SUMMARY (FOR INFORMATION)**

Noted.

The meeting closed at 11.55 am

CHAIRMAN